



Sunnyvale

# Downtown Specific Plan & General Plan Amendments

**Block 20**  
2018-7585

Margaret Netto  
City Council  
January 10, 2023



# General Plan Initiation

## History

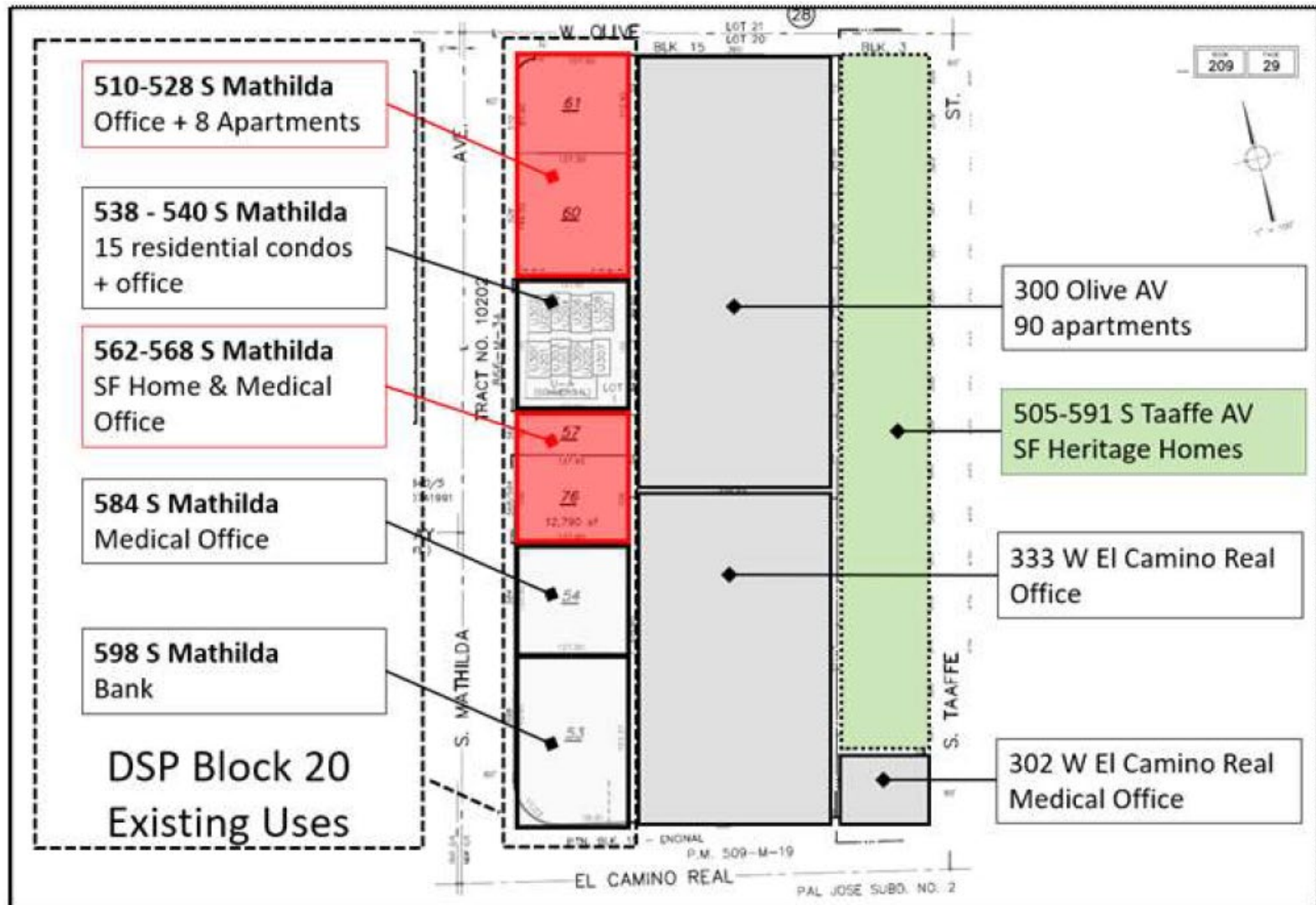
- Approved by City Council on May 8, 2018
- Study entire Block 20
- High Density Residential/Office to Mixed Use
- Increase residential units 51 to 103
- Increase commercial 16,400 sf to 36,500 sf
- Update development standards and design guidelines
- No increase in height limit

# Overview

## Study Details

- Downtown Specific Plan Amendment (DSPA)
  - ◆ Projects that inform the Amendments:
    - 510-528 S. Mathilda Avenue (Karimi)
    - 562-568 S. Mathilda Avenue (Taheri)
- DSP Amendment:
  - ◆ Additional residential units and office square footage
  - ◆ Modifications to design guidelines and development standards
- General Plan Amendment  
Land Use & Transportation Element:
  - ◆ Reflect El Camino Real Specific Plan projected buildout

# Block 20: Existing Uses





# Conceptual Project #1

## 510-528 S. Mathilda Ave.

- Site Size: 31,537 sf (*0.72 ac.*)
- Housing above commercial
- Up to 60 feet height (*5 stories*)
- 43-46 units (*60-65 units/acre*)
- 10,230 sf ground floor commercial



# Conceptual Project #2

## 562-568 S. Mathilda Ave.

- Site Size: 19,185 sf (*0.44 ac.*)
- Housing over commercial
- Up to 46 feet (*3+ stories*)
- 25 units (*56.8 units/acre*)
- 4,240 sf ground floor office



# Summary: Recommended Land Uses – Block 20

	Land Area (acres)	# DU	Commercial/ Office (s.f.)
<b>CURRENT DSP</b>			
High Density Residential	1.34	51	0
Office	1.22	0	16,400
<b>TOTAL</b>	<b>2.56</b>	<b>51</b>	<b>16,400</b>
<b>RECOMMENDED DSP</b>			
Downtown Mixed Use	1.63	70	19,307
Commercial/Office	0.93	0	11,041
<b>TOTAL</b>	<b>2.56</b>	<b>70</b>	<b>30,348</b>

# Downtown Specific Plan & General Plan

## Summary of Amendments

- **DSP Chapter 5** *Land Uses and Development Intensities – Block 20*
  - ◆ High Density Residential (1.49 ac) to  
Downtown Mixed-Use (1.63 ac)
  - ◆ Residential units from 51 to 70
  - ◆ Office/Commercial from 16,400 to 30,348 sf
  - ◆ Delete Historic Resource reference 568 S. Mathilda Ave
  - ◆ Maintain building height @ 40 ft
- **Update Allocated Housing Units in Appendix A**
- **Design Guidelines for Block 20**
- **Land Use and Transportation Element**
  - ◆ Update Buildout Scenario



# Outreach & Hearings

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- **July 14, 2021**
  - ◆ Neighborhood Outreach Meeting
- **November 21, 2021**
  - ◆ Planning Commission Study Session
- **December 12, 2022** – Planning Commission Hearing
  - ◆ 6-0 recommend City Council approval (one absent)
  - ◆ No public comments

# Recommendation

## Staff Recommendation

### **Alternative 1:**

- Accept the EIR Addendum in Attachment 4  
and

### **Alternative 2:**

- Adopt a Resolution to amend the General Plan and Downtown Specific Plan and Adopt a Resolution to amend Figure 3-2 in the LUTE in Attachment 5